



**City of Seattle**  
**Seattle Department of Construction and Inspections**  
**Applicant Services**

---

BRADLEY KHOURI  
610 2ND AVENUE  
SEATTLE, WA 98104

Re: Project #3035456-LU

**Correction Notice #1**

**Review Type** TREE  
**Project Address** 8001 ASHWORTH AVE N  
SEATTLE, WA 98103  
**Contact Email** OFFICE@B9ARCHITECTS.COM  
**SDCI Reviewer** Deborah McGarry  
**Reviewer Phone** (206) 727-8624  
**Reviewer Email** deborah.mcgarra@seattle.gov  
**Owner** KYLE CAULK

**Date** March 04, 2020  
**Contact Phone** (206) 297-1284

**Address** Seattle Department of Construction and  
Inspections  
700 Fifth Ave  
Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

Dear Mr. Khouri,

I reviewed your project at the above address. There appear to be two exceptional trees on-site, a 20" diameter northern white cedar and 14" eastern red cedar, which are both listed for preservation. Both currently have rockeries and/or paving fairly close to their trunks, which the plans propose to maintain. Please see corrections below.

Thank you.

**Applicant Instructions**

**You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".**

**\*\*\* Respond by providing a written response to each correction AND identify changes to drawings since initial review. \*\*\***

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

**Codes Reviewed**

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

## **Corrections**

### **Size of tree protection area**

Please clearly define the size of the proposed tree protection areas for both exceptional trees and show it on the plot plan (A1.10) and all appropriate sheets. The tree protection area should correspond to the dripline of the tree. On the plot plan, please include a dimension between the trunk of the tree and the edge of the tree protection area. This dimension must remain consistent across sheets.

In addition, please show the inner and outer root zones and the amount of disturbance proposed in the outer root zones of the exceptional trees.

The excavation plan (Sheet A1.02) appears to show excavation approximately 5' away from exceptional tree #1 and approximately 5' from exceptional tree #5. The arborist report recommends no disturbance within 9' of tree #1 and no disturbance of the unpaved area within 8' of tree #5. Please address this discrepancy.

The survey shows a patio covering a large portion of the dripline of tree #5, which means the majority of the feeder roots for the tree are in the unpaved area within its dripline. It is important to maintain as much of that unpaved area as possible to maximize chances of survival.

The arborist report lists dripline but doesn't specify if that is diameter or radius.

### **Rockery/Grade Change:**

The plans show that the existing rockeries adjacent to both exceptional trees will be maintained, which should help preserve the tree roots.

Comparison of the elevations on the site plan and on the survey appear to show that finish elevations will not change within the driplines of the exceptional trees. Please confirm that is the case.

Review of site photos show that the retaining wall shown in the survey north of tree #1 is relatively recent. If it benefits the design, and the arborist recommends it, removing this retaining wall and lowering the grade to the pre-existing level would be encouraged.

### **Water line**

Landscape Plan (L1) shows a water line running through the tree protection area of Tree #1. No utilities should run through tree protection area. If utilities are proposed through a tree protection area, you must explain how they are going to be installed without root damage, for instance by using directional drilling.

### **Planting**

Landscape sheet L1 shows new planting within the tree protection areas of trees 1 and 5. The only planting in the tree protection areas must be limited to groundcovers.

### **Canopy encroachment**

The plot plan shows that the building overhang encroaches into the dripline of Tree 1. It also shows the building face at the exact edge of the dripline. In practice this will mean pruning is necessary for building construction and future clearance. Please calculate the amount of encroachment proposed (using the correct inner and outer root zone dimensions). The arborist should analyze the proposed encroachment to determine its effect on Tree #1 or recommend additional space between the building and Tree #1.